072.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,600 / 807,600
					USE VALUE:	807,600 / 807,600
					ASSESSED:	807,600 / 807,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI XUDONG
Owner 2:	JIN WEN
Owner 3:	
Street 1:	33 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADANCY MARTIN S -
Owner 2:	-
Street 1:	3900 TERRACE DR
Twn/City:	ANNANDALE
St/Prov:	VA Cntry:
Postal:	22003

NARRATIVE DESCRIPTION

This parcel contains 6,518 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6518.000	376,700		430,900	807,600
Total Card	0.150	376,700		430,900	807,600
Total Parcel	0.150	376,700		430,900	807,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.20 | /Parcel: 544.2

Legal Description

User Acct 45800

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,700	0	6,518.	430,900	807,600	807,600	Year End Roll	12/18/2019
2019	101	FV	288,100	0	6,518.	400,100	688,200	688,200	Year End Roll	1/3/2019
2018	101	FV	218,000	0	6,518.	400,100	618,100	618,100	Year End Roll	12/20/2017
2017	101	FV	218,000	0	6,518.	350,900	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	218,000	0	6,518.	320,100	538,100	538,100	Year End	1/4/2016
2015	101	FV	209,300	0	6,518.	283,100	492,400	492,400	Year End Roll	12/11/2014
2014	101	FV	209,300	0	6,518.	267,800	477,100	477,100	Year End Roll	12/16/2013
2013	101	FV	209,300	0	6,518.	254,800	464,100	464,100		12/13/2012

!6098!

PRINT

Date	Time
12/10/20	20:54:34

LAST REV

Date	Time
08/12/19	09:10:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADANCY MARTIN	69464-221		6/20/2017		762,000	No	No		
MADANCY ROSE &	21671-580		1/10/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	45800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	477	Re-Roof	7,000	C				
11/6/2017	2027	Insulate		C				
8/24/2016	2082	New Wind		C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
12/9/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Inspected	276	PATRIOT
11/13/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6518		Sq. Ft.	Site		0	70.	0.94	12									430,878						430,900	

Total AC/HA: 0.14963 | Total SF/SM: 6518 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,878 | Spl Credit | Total: 430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	182.778
Other Features:	85200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422320
Depreciation:	45611
Depreciated Total:	376709

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

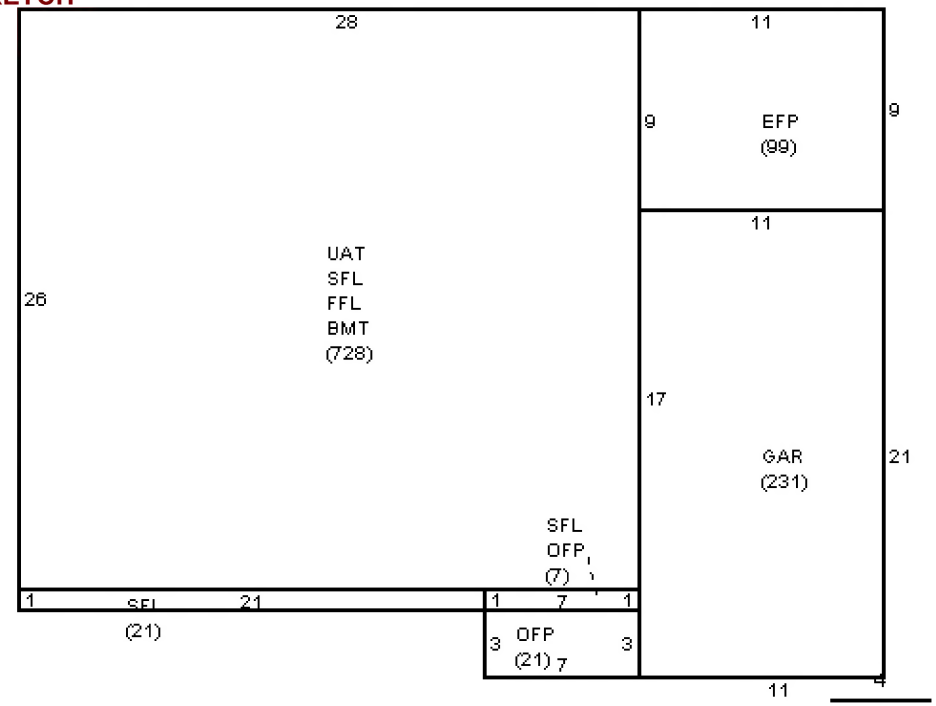
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.78
Special Features:	0	Val/Su Net:	136.88
Final Total:	376700	Val/Su SzAd	253.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	756	182.780	138,181
BMT	Basement	728	54.830	39,919
FFL	First Floor	728	182.780	133,063
GAR	Garage	231	25.900	5,982
UAT	Upper Attic	182	73.110	13,306
EFP	Enclos Porch	99	54.880	5,433
OFP	Open Porch	28	44.130	1,236
	Net Sketched Area:	2,752	Total:	337,120
Size Ad	1484	Gross Are	3298	FinArea 1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc